

Planning and Zoning Commission Actions

Regular Meeting November 10, 2008

6:17 pm	A regular meeting of the City of Maricopa Planning and Zoning Commission was held at Maricopa Elementary School (18150 N Alterra Pkwy – Maricopa, AZ 85238). The meeting was called to order at 6:17 pm.
Call to Order	Commissioners present were: Commissioners Tom Bradbury, Bruce Houghton, Dale Jones, Richard Reeves, Mike Robertson, and Courtney Tyler.
Roll Call	City representatives present were: Planning Manager Kazi Haque, Planner II Eric Fitzer, Assistant Planner Victor Castillo, Planner's Assistant Rudy Lopez, City Councilman Carl Diedrich, City Attorney Tina Vannucci, and Commission Secretary Julia Gusse.
Invocation	Commissioner Robertson delivered the invocation.
Pledge of Allegiance	Commissioner Reeves led meeting attendees in the pledge of allegiance.
Call to the Public	No one from the Public came forward.
Approval of Minutes	Commissioner Tyler made a motion to approve agenda item 4.1, approval of the October 27, 2008 Planning and Zoning Commission Meeting Minutes as amended. Commissioner Houghton seconded. Motion passed unanimously, 6-0.
Agenda Item 5.1: Public Hearing GPA 08.03	PUBLIC HEARING: General Plan Amendment GPA 08-03 ABCDW, LLC: Seth Keeler on behalf of ABCDW, LLC is requesting a Major General Plan Amendment to the City of Maricopa General Plan Future Land Use Plan. This amendment is being requested for General Plan Future Land Use Designation change of 316.69 ± acres from Medium Density Residential, High Density Residential and Commercial to Master Planned Community to facilitate future residential, commercial and employment opportunities in this area. The site is located primarily south of Bowlin Road, east of Warren Road at the NWC of Farrell and Warren Roads within the City of Maricopa General Plan Area. More specifically the property is identified as Assessor's Parcel Number 510-69-009B0 and 510-69-010B7. The City of Maricopa General Plan designates the site as Medium Density Residential, High Density Residential and Commercial. The land owner is requesting that the City's General Plan Land Use designation, for the acreage specified, to be changed to a Master Planned Community (MPC). Public Hearing and Discussion.
Agenda Item 5.2: Public Hearing GPA 08.04	PUBLIC HEARING: General Plan Amendment GPA 08-04 SUNSET MOUNTAIN: Jackie Guthrie on behalf of Sunset Mountain Development Group, LLC and Palmco Properties, LLC is requesting a Major General Plan Amendment to the City of Maricopa General Plan Future Land Use Plan. This amendment is being requested for General Plan Future Land Use Designation change of 329 ± acres (approximately) from Rural (R) to a Master Planned Community to facilitate future residential and commercial opportunities in this area. The site is located primarily south of Smith–Enke Road, north of La Baranca Drive, east and west of Hidden Valley Road within the City of Maricopa General Plan Area. The property legal description is available for viewing at the Developments Services Department. The City of Maricopa General Plan designates the site as Rural (R) and allows 0-1 dwelling unit per acre. Public Hearing and Discussion.

<u>Agenda Item 5.3:</u> <u>Public Hearing</u> <u>GPA 08.05</u>	<u>PUBLIC HEARING: General Plan Amendment GPA 08-05 STAGELINE SETTLEMENT:</u> Berens, Kozub & Klobardanz PLC on behalf of Larry Hart is requesting a Major General Plan Amendment to the City of Maricopa General Plan Future Land Use Plan. This amendment is being requested for General Plan Future Land Use Designation change of 1,151 ± acres from Low Density Residential, Medium Density Residential and Employment to Master Planned Community to facilitate future residential, commercial and employment opportunities in this area. The site is located primarily south of Route 238, east of Rio Bravo Road (Hidden Valley), west of White Road, also a portion north of Route 238. within the City of Maricopa General Plan Area. More specifically the property is located in the South ½ of Sections 13, 14 and 15 and the North ½ of Section 23, Township 4 South, Range 2 East. The City of Maricopa General Plan designates the site as Medium Density Residential, Low Density Residential and Employment. The land owner is requesting that the City's General Plan Land Use designation, for the acreage specified, to be changed to Master Planned Community. Public Hearing and Discussion.
<u>Agenda Item 6.0:</u> <u>Report from</u> <u>Commission and/or</u> <u>Staff</u>	Planning Manager Kazi Haque discussed the Commissioner's possible attendance at the Boards and Commissions Annual 2008 Conference and Commissioner's input on the General Plan Goals and Objectives.
<u>Agenda Item 7.0:</u> <u>Executive Session</u>	There was no executive session.
<u>Agenda Item 8.0:</u> <u>Adjournment</u>	Commissioner Tyler made a motion to adjourn the meeting at 7:41 pm.
7:41 pm	Commissioner Robertson seconded. Motion passed unanimously, 6-0.

I hereby certify that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission of the City of Maricopa held on the 10th day of November, 2008. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of November, 2008

Julia Gusse, Secretary, Planning and Zoning Commission

